

**EXHIBIT A – FINDINGS
DRC2014-00064 / GLEASON**

Environmental Determination

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Sections 15303 because it involves the construction and operation of limited numbers of new small structures and installation of small new equipment.

Minor Use Permit

- B. The proposed project is an expansion to an existing wine production facility with tasting room to process on and off-site grapes, which is consistent with the San Luis Obispo County General Plan because the use is an allowed use and, as conditioned, is consistent with all of the General Plan policies including the agricultural and open space policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the winery does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the winery will not conflict with the surrounding lands and uses.
- F. The proposed winery will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project because the project is located on 2485 Green Valley Road (Highway 46), a state maintained highway constructed to handle any additional traffic associated with this project.

Winery Modification

- G. As allowed by Section 22.30.070, an east setback of 38 feet is justified because this location would be located on previously disturbed areas of the property and also would reduce grading impacts associated with alternate placement on steep slopes. Implementation of the reduced setback would not result in any significant impacts.